

Sec. 8-2.1406 Table of Cannabis Development Regulations¹¹

Cannabis Land Use Type	Max Canopy Area	State License Type ¹⁴ and Agency	Agric Zones (A-N, A-X, A-I, A-C) ¹³	Res Zones (RR-5, RR-2, R-L, R-M, R-H) ¹³	Comm Zones (C-L, DMX) ¹³	Comm Zones (C-G, C-H) ¹³	Indus Zones (I-L, I-H) ¹³	Buffers from Identified Uses ¹²	Special Use Regulations
Personal									
Personal – Outdoor	≤6 plants per DU	Exempt	A ¹	A ¹	A ¹	A ¹	A ¹	1,000 feet ¹⁷	Title 8, Chapter 2, Article 14
Personal -- Indoor	<6 plants per DU	Exempt	A ¹	A ¹	A ¹	A ¹	A ¹	Per the zone	
Cultivation³, Nurseries, and Processing									
Specialty Cottage – Outdoor ⁹	< 25 mature plants	1C, CDFA	UP(M)	N	N	N	N	1,000 feet ¹⁷	Title 8, Chapter 2, Article 14
Specialty Cottage -- Indoor	≤500 sf	1C, CDFA	UP(M)	N	N	UP(M)	UP(M)	Per the zone	
Specialty Cottage -- Mixed-Light ⁴	≤2,500 sf	1C, CDFA	UP(M)	N	N	UP(M)	UP(M)	1,000 feet ¹⁷	
Specialty – Outdoor ⁹	≤5,000 sf or ≤50 mature plants	1, CDFA	UP(M)	N	N	N	N	1,000 feet ¹⁷	
Specialty -- Indoor	501 to 5,000 sf	1A, CDFA	UP(M)	N	N	UP(M)	UP(M)	Per the zone	
Specialty -- Mixed-Light ⁴	2,501 to 5,000 sf	1B, CDFA	UP(M)	N	N	UP(M)	UP(M)	1,000 feet ¹⁷	
Small – Outdoor ⁹	5,001 to 10,000 sf	2, CDFA	UP(M)	N	N	N	N	1,000 feet ¹⁷	
Small – Indoor	5,001 to 10,000 sf	2A, CDFA	UP(M)	N	N	UP(M)	UP(M)	Per the zone	
Small -- Mixed Light ⁴	5,001 to 10,000 sf	2B, CDFA	UP(M)	N	N	UP(M)	UP(M)	1,000 feet ¹⁷	
Medium – Outdoor ⁹	10,001 to 43,560 sf	3 ⁸ , CDFA	UP(M)	N	N	N	N	1,000 feet ¹⁷	
Medium -- Indoor	10,001 to 22,000 sf	3A ⁸ , CDFA	UP(M)	N	N	UP(M)	UP(M)	Per the zone	
Medium – Mixed Light ⁴	5,001 to 10,000 sf	3B ⁸ , CDFA	UP(M)	N	N	UP(M)	UP(M)	1,000 feet ¹⁷	
Large ² – Outdoor ⁹	>43,561 sf ¹⁶	5, CDFA	N	N	N	N	N	N/A	
Large ² -- Indoor	>22,001 sf ¹⁶	5A, CDFA	N	N	N	N	N	N/A	
Large ² – Mixed Light ⁴	>22,001 sf ¹⁶	5B, CDFA	N	N	N	N	N	N/A	

Cannabis Land Use Type	Max Canopy Area	State License Type ¹⁴ and Agency	Agric Zones (A-N, A-X, A-I, A-C) ¹³	Res Zones (RR-5, RR-2, R-L, R-M, R-H) ¹³	Comm Zones (C-L, DMX) ¹³	Comm Zones (C-G, C-H) ¹³	Indus Zones (I-L, I-H) ¹³	Buffers from Identified Uses ¹²	Special Use Regulations
Nursery – Outdoor, Indoor or Mixed Light	Unlimited	4 ⁷ , CDFA	UP(M)	N	N	N	UP(M)	1,000 feet ¹⁷ for mixed-light	Title 8, Chapter 2, Article 14
Processing Only ⁶	N/A	Not Assigned, CDFA	UP(M)	N	N	UP(M)	UP(M)	Per the zone	
Manufacturing, Testing, and Distribution									
Manufacturing – Non-volatile	N/A	6, CDPH	UP(M)	N	N	N	UP(M)	Per the zone	Title 8, Chapter 2, Article 14
Manufacturing -- Volatile	N/A	7, CDPH	UP(M)	N	N	N	UP(M)	Per the zone	
Manufacturing -- Infusion	N/A	6N, CDPH	UP(M)	N	N	N	UP(M)	Per the zone	
Manufacturing – Packaging and Labeling	N/A	6P, CDPH	UP(M)	N	N	UP(M)	UP(M)	Per the zone	
Testing/Laboratory	N/A	8, BCC	UP(M)	N	N	N	UP(M)	Per the zone	
Distribution	N/A	11(M) ¹⁰ , BCC	UP(M)	N	N	UP(M)	UP(M)	Per the zone	
Distribution – Transport Only	N/A	12(M) ¹⁰ , BCC	UP(M)	N	N	UP(M)	UP(M)	Per the zone	
Retail (Dispensary)									
Retail -- Storefront	N/A	10(M) ¹⁰ and 10A(M), BCC	N	N	UP (M)	UP(M)	UP(M)	Per the zone	Title 8, Chapter 2, Article 14
Retail – Non-Storefront	N/A	9(M) ¹⁰ , BCC	UP(M)	N	N	UP(M)	UP(M)	Per the zone	
Special Cannabis Event ¹⁵	N/A	14(M) ¹⁰ , BCC	N	N	N	N	N	Per the zone	
Microbusiness									
Microbusiness	<10,000 sf	12(M) ¹⁰ , BCC	UP(M)	N	N	UP(M)	UP(M)	1,000 feet ¹⁷ for outdoor and mixed-light	Title 8, Chapter 2, Article 14

Acronyms:

A = Allowed Use (applicable building permits and other approvals required)

BCC = Bureau of Cannabis Control

CDFA = California Department of Food and Agriculture

CDPH = California Department of Public Health

DU = dwelling unit

N = Not Allowed

sf = square feet

UP(M) = Major Use Permit

43,560 sf = one acre

Notes:

1. In legal residential units only, with landlord's permission.
2. CDFA will not issue prior to January 1, 2023.
3. Cultivation includes trimming, drying, curing, grading, or packaging of cannabis and non-manufactured cannabis products associated with crops grown onsite.
4. Includes greenhouses.
5. Deleted
6. Trimming, drying, curing, grading, or packaging of cannabis and non-manufactured cannabis products associated with crops grown off-site. This use may only be conducted indoors.
7. Includes transport of live plants.
8. CDFA will issue a limited number of Type 3 state licenses (CDFA Emergency Regulations, Section 8209).
9. Includes hoop houses.
10. M = Medicinal; A = Adult-Use.
11. These cannabis-specific regulations are in addition to other Development Regulations that apply in each zone (including minimum lot area, yard setbacks, height restrictions, building separation, building size, and density/intensity) and other Specific Use Requirements or Performance Standards that apply in each zone. In the case of a conflict the more restrictive regulations shall apply.
12. Buffers are from the following uses: Licensed Day Cares, Public Parks, Recognized Places of Worship, Residentially Designated Land, Public or Licensed Private Schools, Licensed Treatment Facilities for Drugs or Alcohol, Tribal Trust Land, Licensed Youth Center. (Youth Center is defined in Section 26001 of the CBPC.) All other setbacks are per the development requirements of each zone.
13. Cannabis uses are prohibited in all zones not listed in this table.
14. MCRSA does not limit the number of licenses a person may hold of a particular license type. It does limit the types of license a person may hold at one time. With some exceptions, licensees can only hold licenses in up to two separate categories.
15. Includes tasting, promotional activities, farmer's markets, temporary events, etc.
16. Unlimited
17. Exceptions may be allowed where impacts are controlled to the property line